



Rolling Hills Estates

OFFICIAL CITY NEWSLETTER ♦ 4045 PALOS VERDES DRIVE NORTH, ROLLING HILLS ESTATES, CA 90274 ♦ WEBSITE: WWW.CI.ROLLING-HILLS-ESTATES.CA.US ♦ (310) 377-1577

CITY PLANNING DEPARTMENT: WHERE DEVELOPMENT REVIEW HAPPENS

Update on Several Projects Currently Under Planning Review

The Planning Department is currently reviewing several major proposed projects as indicated below.

Chandler Ranch Subdivision/Rolling Hills Country Club

The Chandler Ranch Subdivision/Rolling Hills Country Club project proposes 114 new single-family homes, a reconfigured and expanded golf course, and a new clubhouse complex. The project would be located on the existing Chandler Sand and Gravel and Rolling Hills Country Club sites on Palos Verdes Drive East near the City's northern border. An Environmental Impact Report is currently being prepared for the project, and it is anticipated that the Planning Commission and City Council will hold public hearings to review the project early in 2009.



Silverdes

A new 26,422 square foot medical office building, called Silverdes, is proposed at 828 Silver Spur Road at Beechgate Drive on the site of the former Arco service station. The project is proposed to consist of medical office condominiums wherein the doctors would own their individual suites. A project Draft Environmental Impact Report has been circulated for public review, and it is anticipated that the Planning Commission and City Council will hold public hearings to review the project in the coming months.

Silver Center

A new 20,289 square foot medical office/retail building is proposed at 449 Silver Spur Road at Crossfield Drive on



the site of the former Unocal service station. The proposed project would be environmentally-friendly with the applicant indicating that it would be built to the stringent Silver standards of the U.S. Green Building Council's Leadership in

Energy and Environmental Design (LEED) program. The project is currently under staff review.

Promenade on the Peninsula

The Promenade on the Peninsula Shopping Mall has proposed construction of 66 condominium units (including 3 units affordable to low-income families) and an additional 16,620 square feet of new commercial space at the mall site. The residential units would be located in the

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Green Building in RHE

With the recent adoption by the City Council of the **Build It Green** Guidelines and **LEED** Green Building Rating System®, it is the City's goal to encourage the incorporation of green building components into single-family homes and commercial mixed-use residential projects.



The **Build It Green** Guidelines is a voluntary program for new single-family homes and remodels which provides green building options, as follows:

Site

- Protect existing topsoil and minimize disruption of existing plants and trees
- Deconstruct instead of demolish
- Recycle construction and demolition waste

Foundation

- Replace Portland Cement in concrete with recycled Fly ash or Slag
- Retrofit crawl space to control moisture
- Design and build structural pest controls

Landscape

- Construct resource-efficient landscaping
- Use fire-safe landscaping techniques
- Minimize turf
- Plant shade trees
- Group plants by water needs (Hydrozoning)
- Install high-efficiency irrigation systems
- Add compost to promote healthy topsoil
- Use salvaged or recycled-content materials for landscape elements
- Reduce light pollution
- Collect and retain rainwater for irrigation

Structural Frame

- Apply Optimal Value Engineering
- Use engineered lumber
- Use FSC-Certified wood
- Design energy heels on roof trusses
- Use solid wall systems
- Install reflective roof and radiant barrier
- Replace single-pane windows with double-pane windows
- Retrofit storm windows
- Install low-SHGC window film on single-pane windows
- Retrofit structure for earthquakes

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City Adopts New Building and Fire Code

The City of Rolling Hills Estates has adopted new regulations for buildings, including fire retardant requirements to comply with the State of California Building and Fire codes. More specifically, the City has adopted the Los Angeles County Building, Electrical, Plumbing, Mechanical and Fire Codes (2008 Editions), which are based on the State Codes. All Codes have been in effect since January 1, 2008, with the exception of the Fire Code, which went into effect in July.

Any remodeling of a building or new construction is subject to the new Codes. Most homeowners and nonresidential property owners will see little difference in the way the new Codes are applied, as many of the changes were designed to make standards more consistent between jurisdictions and develop a way of standardizing codes on a state-wide basis, most of which already existed in the previous County Codes.

One will however, see differences in the way that the Fire Code is applied. This is due to the State of California designating much of the City and Peninsula in the Very High Fire Hazard Severity Zone (VHFHSZ), which requires structures to be built more fire retardant. Regardless of location within the City, all properties are subject to the Building and Fire Codes for structures within the VHFHSZ. The Fire Code also addresses the use of new landscaping that must be fire retardant and the proximity of trees and other landscaping that is prone to fire, with respect to building additions and new construction. Existing fire clearance measures required of property owners, typically in canyons and on hillsides, will continue as usually done in the late spring.

Typical changes that one may encounter when remodeling or building a new structure, with the new Building and Fire Code, include but are not limited to:

1. Use of dual-pane windows for additions and new construction, where at least one of the panes of glass must be tempered;
2. Use of synthetic fire retardant wood siding or heavy timber (minimum

- of 2" thick) wood siding. This same requirement applies to exposed wood fascia boards and exposed wood eaves;
3. Use of synthetic Class A fire retardant roof coverings, which DO NOT include wood or any type of repairs to existing wood shake roofs;
4. Use of specialized exterior attic and floor vents; and
5. Use of fire-retardant landscaping around structures;

Note that fire sprinklers for residential structures are not required at this time; however, this requirement will most likely be imposed by the State within the next 2-3 years. Also, remodels involving less than 50% of the structure will not require the existing portions of the structure to be retrofitted unless it too is being modified. Note, however, that if your home has a wood shake roof and any portion is modified or added to, that the entire roof covering will need to be replaced with a fire-retardant roof covering which is compatible with other roofs in your neighborhood.

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City of Rolling Hills Estates

4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

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Residential Tree Houses and Play Structures

When you are considering a backyard tree house or play structure, the City's Planning Department staff would be happy to assist you with the zoning requirements, including:

► **Lot Coverage** – Refers to the portion of a lot or building site which is occupied by any building or structure, regardless of whether the building or structure is intended for human occupancy. Depending on the zone of your home, Planning staff can help ensure that you will not exceed the maximum lot coverage for your property with the addition of a tree house or play structure.



► **Height Limits** – As accessory structures, tree houses and play structures are limited to a maximum sixteen feet (16') in height.

► **Size Limits** – As accessory structures, tree houses and play structures are limited to a maximum five hundred square feet.

► **Yard Setback Requirements** – Side and rear yards, as well as front yards, are established by the property line setbacks. The minimum setback from the side property line to the proposed tree house or play structure is ten feet (10'), and the rear setback is five feet (5') from the rear property line. In addition, tree houses and play structures may extend to within three feet (3') of side property lines when the entire structure is at least eighty-five (85') from the front property line, and is at least thirty-five (35') from an off-site residence. Tree houses and play structures are not permitted in front yards.

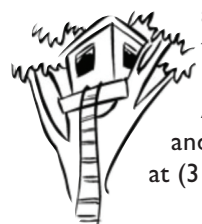
► **Bridle Trail Setbacks**– Tree houses and play structures are required to be set back a minimum seven feet (7') from the bridle trail easement, and measured from the furthest most point of the tree house or play structure to the closest boundary of the bridle trail easement.

► **Horse Overlay Zone** – Tree houses and play structures may not be located in the horse lot preservation area.

► **Neighborhood Compatibility** – Addresses the natural amenities, neighborhood character, scale, style, privacy, landscaping, and views, of residential construction proposals. Planning staff can help determine if your tree house or play structure "fits in" with the design of your home and neighborhood.

► **View Protection** – To protect view corridors, minimize the appearance of visually intrusive structures, and to prevent the obstruction of property owner's views, Planning staff can help you determine the best location for your tree house or play structure to minimize view impacts.

In addition, tree houses and play structures are subject to building permits. You may contact the Los Angeles County Building and Safety Department at (310) 534-3760.



Planning Pointers

Whether it's a room addition or building your dream home, the most common complaint we hear after the plans are all drawn up is, "Why didn't anyone tell us what the requirements are?"

Far too often too much time and money is spent in designing a project that may not be allowed because homeowners hire architects and builders before first checking with the City to find out what the requirements are.

The best advice is to check with your Homeowners Association and the City first. Find out what the requirements and restrictions are before proceeding with your plans. Better yet, sketch something out to show what you wish to do. Our Planners will work with you to outline a project that will meet your needs and be consistent with City standards. This will avoid the need to process costly Variance applications or pursue something that will not be approved. Our Planners often suggest new ideas and cost-saving alternatives which you may not have considered.

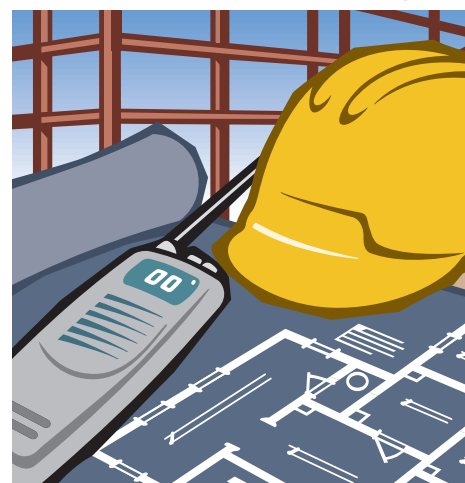
Remember, before constructing on your property, including walkways, fences, additions or your dream house, check with the Planning Department first. We are here to serve you.

The Process for Approving Residential Construction

Three steps should be followed when obtaining approval for additions to an existing home or to construct a new home in Rolling Hills Estates. Please refer to the Zoning Code and the application packet for complete information. A Neighborhood Compatibility application is required for all residential construction.

Step 1 Preliminary Review

Planning Department - Prior to proposing new construction or any addition to your property, it is recommended that you discuss the proposal with a City Planner. Submit a preliminary rough plan with lot coverage table and dimensions or plans for staff review. There is no charge for



this review.

Adjacent Neighbors and Homeowners Association - The purpose of discussing your plans with your neighbors and Homeowners Association is to make them aware of your proposal and to discover whether there are any concerns with it. Your title report for your property and the Homeowners Association can inform you of any covenants, conditions and restrictions (CC & R's) that may apply to your proposal. Although the City does not enforce CC & R's the Planning Department can assist you in contacting your Homeowners Association and your neighbors.



Step 2 Planning Department Approval

To determine which approval process you should follow, refer to one of the three categories below. The categories are separated by the size of the project, conformance with City Codes and its impact on surrounding properties.

Minor Modifications

Minor additions in conformance with City Codes include interior improvements, decks, patios and small exterior improvements that would not impact surrounding property owners.

Review Process - The Planning Department may require a day or two to review the plans, visit your property and stamp them approved. After approval, the Planning Department will return two sets of the approved plans for you to take to the Building Department for a building permit.

Submit to the Planning Department:

- Application fee if a site inspection is required (per fee schedule)
- Three sets of plans fully dimensioned and drawn to 1/8" or 1/4" scale site plan, indicating all existing and proposed coverage. All plans should be folded 8½" x 14".
- Fully dimensioned and drawn to scale building elevations, in either 1/8" or 1/4" scale, indicating window locations, surface finishes, and roofing material. Also indicate what walls are proposed to be removed.
- Fully dimensioned and drawn to scale floor plans, in either 1/8" or 1/4" scale, indicating existing and proposed layout, with the use of each room identified.
- Completed "Project Statistic" form
- One set signed by the adjacent property owners and the homeowners association (optional).

Large Additions

Large additions include single story room additions that would impact surrounding property owners.

Review Process- The Planning Department will notify affected property owners of the project, allowing a 10 day comment period. After the comment period the Planning Department will notify affected property owners of the decision, allowing a 20 day appeal period. If appealed, a Public Hearing will be scheduled before the Planning Commission, which will be held approximately three to five weeks after the appeal is received. The Planning

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Friendly Reminders From Your Planning Department

Lot Coverage Guidelines

In an effort to maintain a rural atmosphere and discourage urban runoff, the City of Rolling Hills Estates has enacted lot coverage maximums which limit the amount of a property that may be developed with impermeable surfaces. The City's Zoning Code provides both front yard coverage and total lot coverage requirements which vary by zoning district. All structures, pools, most paving, decks, patios and trellises count toward lot coverage maximums. The Planning Department's Project Statistics sheet along with a site plan and appropriate fees must be completed by a property owner prior to Departmental approval for any proposed hardscape changes. Please contact the Planning Department for further information.

Fencing Requirements

The City of Rolling Hills Estates has implemented front yard fencing requirements to encourage a rural aesthetic and maintain open space along the City's residential streets. In all residential districts, fences, hedges and walls are limited to two feet in the front yard and street facing side yards, with the exception that residential lots located in the Horse Overlay District may construct a 42" high maximum three-rail fence per the City standard detail. In side and rear yards where no grade difference exists, fences, hedges and walls may be constructed up to six feet in height. Please contact the Planning Department for further information.

Obtaining Approval

The City of Rolling Hills Estates requires that all property improvements are approved by the Planning Department prior to commencing construction. Such improvements include, but are not limited to: interior remodels, paving and other hardscape, pool enclosures and other fences and walls, air conditioning units, grading, play equipment and tree houses. Approval is required to ensure that adequate setbacks, lot coverage, design and maximum height requirements are met. After receiving approval from the Planning Department, permits must be obtained by contacting the Los Angeles County Department of Building and Safety Lomita office which can be reached at (310) 534-3760. Double fees are assessed for any work taking place without formal approval. Please contact the Planning Department for further information.

View Protection

The City strives to maintain views enjoyed by property owners throughout the City. The City's View Protection Ordinance aims to maximize open space preservation, protect view corridors and natural vegetation, minimize the appearance of visually obtrusive structures, and prevent view obstruction. Currently, the City's View Protection Ordinance pertains only to views obstructed by structures, not vegetation, and only to direct line-of-site protected views. Protected views are highly scenic natural, historical, or open areas including, but not limited to: Long Beach Harbor, downtown Los Angeles/city lights, and Queen's Necklace. Should you believe that a proposed project would adversely impact your view, or for view protection information, please contact the Planning Department.

What To Expect At A Planning Commission Meeting

The Planning Commission is an advisory board which serves the City Council. Each of the seven members lives in our community and is appointed by the City Council to a four-year term. As a voluntary position, Commissioners receive no salary for the many hours they spend reviewing projects and attending meetings.

Duties of the Commission

- ▶ Interpret and enforce the Zoning Code in a fair and consistent manner.
- ▶ Uphold and carry out the policies of the City Council.
- ▶ Reflect the opinions of the community and help resolve planning and zoning issues.
- ▶ Keep an open mind, hear all sides of an issue and be objective.
- ▶ Implement the General Plan through zoning and subdivision ordinances.

The Commission Meeting

The Planning Commission normally meets Monday evenings, twice a month. An agenda and written staff report for each project are prepared approximately one week ahead of the meeting and delivered to the Commissioners. The reports are available to the public the Friday before the meeting.

The agenda is separated into four main parts:

- ▶ **Audience Items** – Anyone can speak under Audience Items. This is an opportunity for people to address Planning Commission issues which are not on the Consent Calendar.
- ▶ **Consent Calendar** – Items on the Consent Calendar are routine matters or matters on which a public hearing was previously held and a decision has been made. Resolutions of these final decisions are sometimes placed on the Consent Calendar for adoption.
- ▶ **Business Items** – These are routine business items which do not require a public hearing such as a Minor Deviation and Neighborhood Compatibility Determinations. Although these projects do not require a formal public hearing, the Commission normally requests public testimony.
- ▶ **Public Hearings** – These are projects and proposed ordinances which, by law, require a Public Hearing, including Variances, Conditional Use Permits and Zone Changes.

Agenda Item Protocol

1. The Chairman announces the project.
2. Staff summarizes the written staff report which was previously delivered to the Commission.
3. The Commission may ask staff questions.
4. The applicant makes a presentation (usually 10 minutes).
5. The Commission may ask the applicant questions.
6. Other interested persons are asked to speak both in support and opposition to the item (usually five minutes each).
7. The applicant may be allowed to offer a rebuttal to any opposition (usually five minutes).
8. The Commissioners discuss the project, formulating their decision and explaining why they intend to vote a certain way.
9. A Commissioner will make a motion to continue the case, deny it, or approve it with conditions and a vote will be taken.
10. After a final decision is made by the Commission, any person may appeal it to the City Council within 20 days of the decision with a written letter and an appeal fee to the Planning Department.

How To Be an Effective Participant

- ▶ Be well prepared
- ▶ Keep focused on the issues concerning the case.
- ▶ Contact Planning Department staff before the meeting to become familiar with the project and to verify information. Many issues can be resolved with the City staff which do not require Commission review.
- ▶ When presenting your case or concerns, be specific and describe what you want and why you want it.
- ▶ Keep in mind that the Commission's responsibility is to weigh the issues and attempt to resolve conflict. They are laymen, not experts.

Glossary

Conditional Use Permit – A permit allowing a use under specified conditions. The Planning Commission and City Council either approves or denies the permit along with certain conditions. Each application is considered on its individual merit.

Findings – Specific facts and required statements that serve as the legal basis for action by the Planning Commission or City Council.

General Plan – Sometimes called a City Plan, Comprehensive Plan or Master Plan, this is a legal document with maps and text formulating long-term policies of the City (such as land use, traffic circulation, housing, etc.). Each City is required by law to have a General Plan.

Lot Coverage – The amount of land covered or permitted to be covered by buildings or structures, usually measured in terms of percentage of coverage.

Minor Deviation – Specific minor “Variances” from the established development standards which may be permitted by the Planning Director.

Neighborhood Compatibility Determination – A review process for new residential construction which ensures that the proposal fits in with the neighborhood.

Non-Conforming Uses – A legally permitted land use or building which does not meet current zoning requirements.

Ordinance – A law adopted by a City, County, or local governing agency.

Resolution – A formal description of a decision made by the Planning Commission or City Council.

Site Plan – A scaled plan (bird's eye view) showing the uses and structures proposed for a parcel of land (includes streets, buildings, landscaping, etc.).

Staff Report – The written report describing and discussing the proposal. Staff usually makes recommendations.

Variance – Permission to depart from the requirements of an ordinance. Before the Planning Commission or City Council can grant the Variance, they must make five findings (listed in the code).

Zoning Amendment – A change in the Zoning Ordinance.

Zoning Districts – A measure enacted by the City which divides the community into districts or zones. Permitted and special uses are established in each zone (i.e. a “Residential Zone” would allow homes but not shopping centers; and a “Commercial Zone” would allow shopping centers but not homes).

Zoning Ordinance – A law governing zoning, consisting of maps and text.

Overnight Street Parking Prohibited

To provide for maximum accessibility of emergency vehicles and for safe vehicular circulation on all streets, the City's parking ordinance (RHEMC Chapter 10.24) prohibits parking for more than 72 consecutive hours on any public street.



Additionally, no parking is allowed between the hours of 3:00 a.m. and 5:00 a.m.

This provision also maintains the clean appearance of City streets, retains the rural character of neighborhoods, reduces street maintenance costs, and serves as a deterrent to crime.

Signs are posted at the following entrances to the City:

- ▶ Eastbound Palos Verdes Drive North at the City entrance;
- ▶ Westbound Palos Verdes Drive North at the City entrance;
- ▶ Southbound Hawthorne Blvd. near Ernie Howlett Park;
- ▶ Northbound Hawthorne Blvd. south of Silver Spur Road;
- ▶ Southbound Palos Verdes Drive East at the Bridlewood Circle City entry (near Chandler's);
- ▶ Northbound Palos Verdes Drive East at the City entrance;
- ▶ Northbound Highridge Road at Crest Road;
- ▶ Northbound Silver Spur Road north of Hawthorne Blvd.; and
- ▶ Indian Peak Road at Hawthorne Blvd.

In addition, the parking of horse trailers, recreational and other similar vehicles in streets, driveways and front yard areas, except for the purpose of loading and unloading, is strictly prohibited.

Alarm Permit Required

As a reminder, the City of Rolling Hills Estates requires all residences and businesses with alarms to obtain a permit through City Hall, issued at no charge. Several years ago the City Council adopted a false alarm ordinance to insure that corrective measures be taken to prevent future false alarms.

Anyone operating an alarm system without an alarm permit may be subject to a \$100 fine.

The City charges \$50 for each false alarm that results in a Sheriff's Department response. In addition, anyone who fails to pay a false alarm fine within 30 days from the date of the notice will be assessed a \$15 penalty for each outstanding fine.

Residents and business owners can avoid fines by checking to see that their alarm systems are working properly, and by advising family members or employees of the need to properly manage the alarm system.

Update On Projects (from page 1)



southerly portion of the site nearest the parking structure while the new commercial space would consist of a new pad building in the westerly surface parking area and an expansion near the corner of Drybank

Drive/Silver Spur Road. The project is currently under staff review.

John Laing Homes

John Laing Homes has proposed construction of 146 residential units and 14,360 square feet of commercial space on the former landslide area to the rear of the Brickwalk shopping

center on the south side of Deep Valley Drive. The residential units would consist of 46 townhomes and 100 stacked condominiums. An Environmental Impact Report is currently being prepared for the project, and it is anticipated that the project will be reviewed at public hearings before the Planning Commission and City Council in the coming year.



Planning Pointers (from page 2)

Commission's decision may be appealed to the City Council.

Submit to the Planning Department:

- ▶ Completed neighborhood compatibility application and required fee (per fee schedule).
- ▶ Three sets of plans fully dimensioned and drawn to 1/8" or 1/4" scale site plan, indicating all existing and proposed coverage. All plans should be folded 8½" x 14". If the project is appealed to the Planning Commission, 10 additional sets will be required.
- ▶ Fully dimensioned and drawn to scale building elevations, in either 1/8" or 1/4" scale, indicating window locations, surface finishes, and roofing material.
- ▶ Fully dimensioned and drawn to scale floor plans, in either 1/8" or 1/4" scale, indicating existing and proposed layout, with the use of each room identified.
- ▶ Fully dimensioned and drawn to scale demolition plan, in either 1/8" or 1/4" scale, indicating which walls are proposed to be removed.
- ▶ If a Variance, Special Use Permit or Conditional Use Permit is required submit a fully dimensioned site plan reduced down to an 8½" x 14" page to be used as a permanent exhibit for the City's records.
- ▶ If a Variance is required, complete the "Variance Findings" sheet and submit it with the completed application.
- ▶ Completed "Project Statistic" form.
- ▶ Notification list. This is a map and list of property owners within 500' of the property that is generated by the City at a cost of \$300.
- ▶ One set signed by the adjacent property owners and the homeowners association (optional).
- ▶ Notification list. This is a map and list of property owners within 500' of the property that is generated by the City at a cost of \$300.
- ▶ If a Variance, Special Use Permit or Conditional Use Permit is required submit a fully dimensioned site plan reduced down to an 8½" x 14" page to be used as a permanent exhibit for the City's records.
- ▶ If a Variance is required, complete the "Variance Findings" sheet and submit it with the completed application.
- ▶ Staking/Flagging. This is a temporary structure of wood, wire, and flags which is approximately the silhouette of the proposed addition. The staking of large first story and second story additions must be completed at least 14 days before the hearing and left up at least 20 days after the hearing. All staking must be certified by an engineer on the City's Silhouette Certification form. If the project is appealed to the City Council, staking must be left up until after the City Council has made a final decision.
- ▶ One set signed by the adjacent property owners and the homeowners association (optional).

Building Permits

After City approval, the Planning Department will return two sets of the approved plans for you to take to the Building Department for a building permit.



Second Story Additions and New Construction

Review Process - The Planning Department will notify affected property owners of the project and schedule the case before the Planning Commission three to five weeks after the application is received. The Planning Commission's decision may be appealed to the City Council.

Submit to the Planning Department

- ▶ Completed neighborhood compatibility application and required fee (per fee schedule)
- ▶ Ten sets of plans fully dimensioned and drawn to 1/8" or 1/4" scale site plan, indicating all existing and proposed coverage. All plans should be folded 8½" x 14".
- ▶ Fully dimensioned and drawn to scale building elevations, in either 1/8" or 1/4" scale, indicating window locations, surface finishes, and roofing material.
- ▶ Fully dimensioned and drawn to scale floor plans, in either 1/8" or 1/4" scale, indicating existing and proposed layout, with the use of each room identified.
- ▶ Fully dimensioned and drawn to scale demolition plan, in either 1/8" or 1/4" scale, indicating which walls are proposed to be removed.
- ▶ Completed "Project Statistic" form.

Department of Building and Safety
24320 Narbonne Avenue
Lomita, California 90717
Phone (310) 534-3760;
Fax (310) 530-55482

For minor additions the Building Department may be able to issue a permit the same day. For large additions and new construction the proposed plans may require plan checking, which may take several weeks to complete. In any event, please contact the Building Department for further information.

SPECIAL NOTE FOR PROPERTIES WITHIN 1,000 FEET OF A LANDFILL

This requirement applies only to those properties within 1,000 feet of a landfill, such as Howlett Park, Botanical Gardens and Palos Verdes Landfill.

After City approval for a building permit is obtained, a special report must be submitted to the Building Department for additions and new construction within 1,000 feet of a landfill. The report must describe the methods by which the proposed building will mitigate possible gas intrusion and prevent the accumulation of explosive concentrations of gases within or under enclosed portions of a building.

For information regarding these requirements contact the Building Department.

Planner Availability

City Hall is on a 9/80 work schedule, which allows for extended hours of service to the community. However, on Fridays it means that the Planning Department is half-staffed. If you are working with an individual planner, please call City Hall in advance to find when he or she is available.

City Hall Hours:

Monday – Thursday hours are
7:30 am – 5:30 pm

Friday hours are
7:30 am – 4:30 pm

City Hall (310) 377-1577

Green Building In RHE (from page 1)

- Reduce pollution entering the home from the garage

Exterior Finish

- Use recycled-content or FSC-Certified decking
- Install rain screen wall system
- Use durable and noncombustible siding materials
- Use durable and noncombustible roofing materials
- Plumbing
- Choose high-efficiency water heaters
- Distribute domestic hot water efficiently
- Replace toilets with high efficiency toilets
- Install water-efficient faucets and showerheads

Heating, Ventilation and Air Conditioning

- Design and install HVAC system to ACCA recommendations
- Install high efficiency heating system
- Install high efficiency air conditioning with environmentally responsible refrigerants
- Install effective ductwork
- Install high efficiency HVAC filter
- Retrofit wood-burning fireplaces to improve energy efficiency and air quality
- Install whole house fan, ceiling fans or air-to-air heat exchanger for ventilation
- Install effective exhaust systems in bathrooms and kitchen

Renewable Energy

- Install solar water heating systems
- Install photovoltaic (PV) systems

Insulation

- Install recycled-content insulation
- Install insulation that emits zero/low levels of formaldehyde and VOCs
- Weatherize the home
- Upgrade insulation to exceed current Title 24 Requirements

Building Performance

- Conduct whole house inspection/diagnostic testing and make improvements

Finishes

- Design entryways to reduce tracked-in contaminants
- Use low -VOC interior paint
- Use low-VOC water-based wood finishes
- Use low-VOC construction adhesives
- Use recycled-content paint
- Use environmentally preferable materials for interior finishes
- Reduce formaldehyde in interior finishes

Blowing More Than Hot Air

As a courtesy to your neighbors, please be aware that in accordance with the Rolling Hills Estates Municipal Code, leaf blowers may only be operated between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday.

The use of leaf blowers is not allowed at any time on Sundays and holidays. Holidays consist of New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

- Use environmentally preferable flooring

Appliances

- Install water and energy-efficient dishwasher
- Install ENERGY STAR clothes washing machine
- Install ENERGY STAR refrigerator
- Install built-in recycling and composting center
- Upgrade to energy-efficient lighting
- Install low-mercury fluorescent lighting
- Install lighting controls

Other

- Incorporate Green Remodeling Checklist on plans
- Develop a homeowner manual of green features and benefits



The GreenPoint Rated is a program of **Build It Green**, a professional non-profit membership organization whose mission is to promote healthy, energy- and resource-efficient buildings in California. A GreenPoint Rated home is graded on five categories—Energy Efficiency, Resource Conservation, Indoor Air Quality, Water Conservation and Community. A Certified GreenPoint Rater evaluates a home's green features allowing them to be compared on a level playing field.



For the larger residential new construction and mixed-use projects, the City requires a minimum rating of "Certified" in the **LEED** Green Building Rating System®. **LEED** for New Construction ratings are awarded according to the following scale:

Certified:	26-32 points
Silver:	33-38 points
Gold:	39-51 points
Platinum:	52-69 points

Developed by the U.S. Green Building Council (USGBC) to guide and distinguish high-performance commercial projects, including office buildings and high-rise residential buildings, the **LEED** certification system is organized in six environmental categories:

- Sustainable sites
- Water efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovative and Design Process